

Golden Hill Community Plan Update: Recommended Zoning Summary

Land Use Plan			Base Zone (Current)	Recommended Zoning ¹					Non-Residential FAR ²
Designation	Density Range (units/acre)			Base Zone (Proposed)	Lot Area/Unit (sq. feet)	Max. Density (units/acre)	Max. Height (feet)	Max. FAR	
Parks & Open Space	Open Space	0-1 ³	RS-1-1	RS-1-1	1 du/lot	0-1	24/30	0.45	none
	Population-based parks	none	varies	OP-1-1, OP-1-2	none	none	24	–	–
Residential	Low	1-9	RS-1-7, RS-1-4, RS-1-1	same	varies	8	24/30	varies 0.45-0.70	–
	Low Medium	10-15	GH-3000	RM-1-1	3,000	15	30	0.75	–
	Medium	16-29	GH-2500	RM-1-2	2,500	17	30	0.90	–
			GH-1500	RM-2-5	1,500	29	40	1.35	–
	Medium High	30-44	GH-1000	RM-3-7	1,000	44	40	1.80	limited ⁴

Golden Hill Community Plan Update: Recommended Zoning Summary

Land Use Plan			Base Zone (Current)	Recommended Zoning ¹					Non-Residential FAR ²
Designation	Density Range (units/acre)			Base Zone (Proposed)	Lot Area/Unit (sq. feet)	Max. Density (units/acre)	Max. Height (feet)	Max. FAR	
Commercial & Multiple Use	Neighborhood	0-29	GH-CN	CN-1-3	1,500	29	30	1.00/ 1.75 ⁵	0.50
	Community (1)	0-29	GH-CC	CC-3-4	1,500	29	30	1.00/ 1.50 ⁵	0.30
	Community (2)	0-44	GH-CC	CC-3-4 PDP ⁶	1,000	44	40	1.00/ 2.00 ⁵	0.30
Institutional	Fire Station	none	GH-CC	CC-3-4	none	–	30	–	–
	School	none	GH-3000, RM-1-1	RS-1-7, RM-1-1	3000	0-9/ 10-15	30	–	–

¹ Identifies citywide zoning and conversions from similar Golden Hill Planned District zones. Refer to draft zoning map for zone district boundaries.

² Denotes minimum floor area ratio (FAR) required as part of mixed-use developments.

³ Where permissible, development limited to least environmentally sensitive area.

⁴ Reference Municipal Code Table 131-04B and Section 131.0423.

⁵ Denotes maximum FAR as part of mixed-use developments.

⁶ Denotes density available by Planned Development Permit.